

HORIZONTAL: NAD 83/91 (WASHINGTON STATE PLANE COORDINATE SYSTEM - WA NORTH)

VERTICAL: NAVD 88  
1. CITY OF KIRKLAND SURVEY CONTROL POINT 257, BRASS  
DISK IN STEEL CASE, DOWN 1.1  
ELEV. 112.13 ~ DATUM: NAVD 88 (CITY OF KIRKLAND)

NAD 83-91, BASED ON FOUND MONUMENTS AT THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 26, RANGE 5 E. W.M. LESS THE WEST 20 FEET, LESS THE PORTION PLATTED BROOKHAVE NO. 2, IN THE RECORDS OF KING COUNTY, WASHINGTON.

WATER:	NORTHSHORE UTILITY DISTRICT
SANITARY SEWER:	NORTHSHORE UTILITY DISTRICT
STORM DRAINAGE:	CITY OF KIRKLAND
FIRE PROTECTION:	CITY OF KIRKLAND
TELEPHONE:	CENTURY LINK
ELECTRICITY:	PUGET SOUND ENERGY
NATURAL GAS:	PUGET SOUND ENERGY

PROJECT ADDRESS: 12652 94TH AVENUE NE  
ZONING: RSX 7.2  
TOTAL PARCEL AREA: 0.95 ACRES TOTAL  
TAX PARCEL NUMBER: 302605-9032

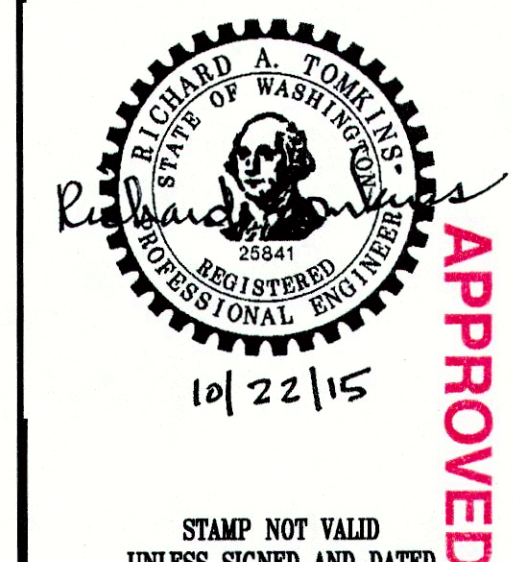
LOT 1 OF CITY OF KIRKLAND ALTERATION OG LOT LINE NO. LLA15-00601,  
AS RECORDED UNDER RECORDING NO. 2015\_\_\_\_\_, RECORDS OF  
KING COUNTY, WASHINGTON.  
CONTAINS 38,216.5 SQ. FT.

REVIEWED BY:			DATE:	
NO.	DATE	REVISION	BY	CHK
1	9/14/15	REMOVED DISTRICT COMMENT LETTER DATED 8/27/15	EAS	RAY
2	10/21/15	REMOVED DISTRICT COMMENT LETTER DATED 10/21/15	EAS	RAY
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RICHARD A. TOMKINS, PE  
PROJECT MANAGER

PROJECT SURVEYOR  
RICHARD A. TOMKINS, PE  
PROJECT ENGINEER

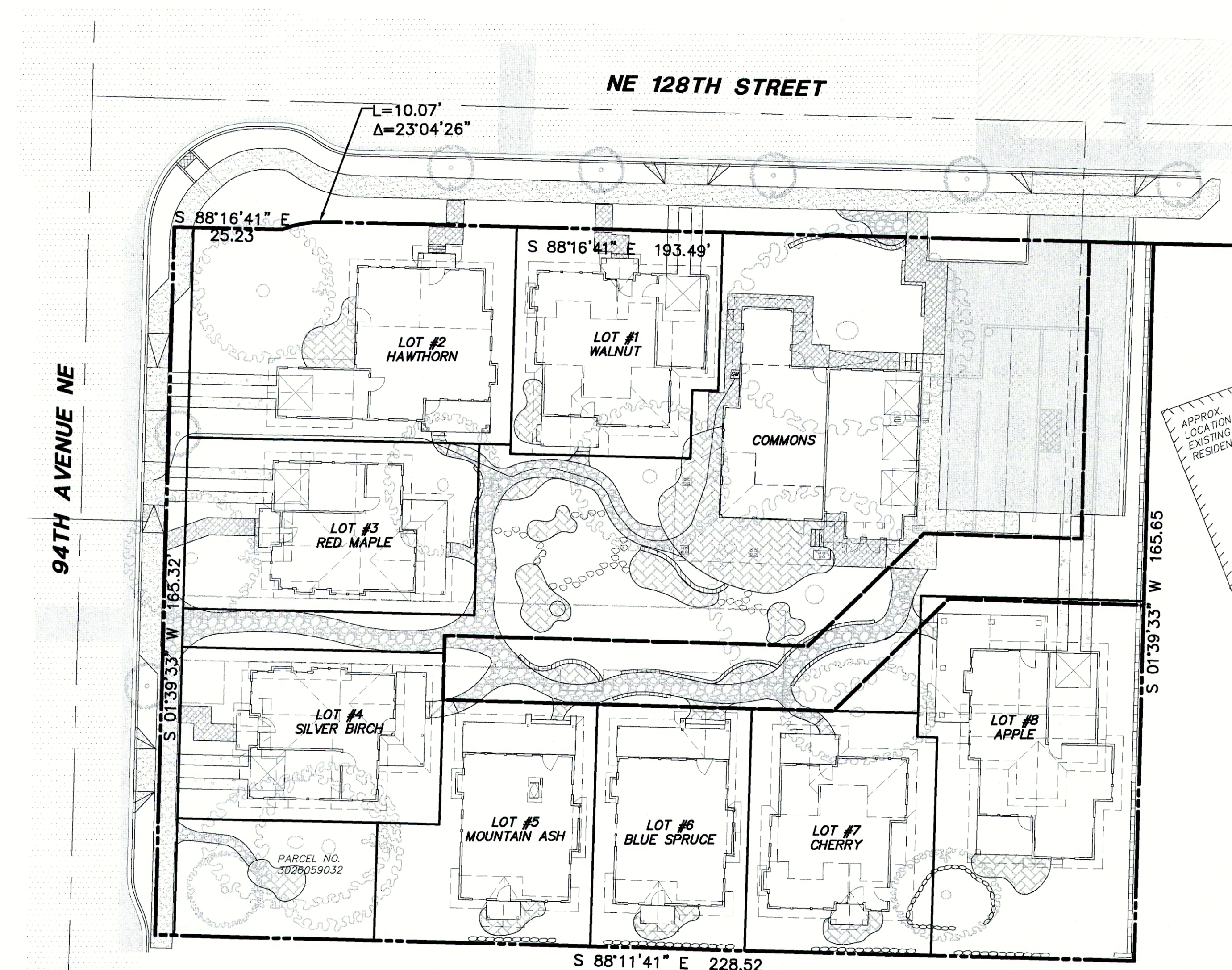
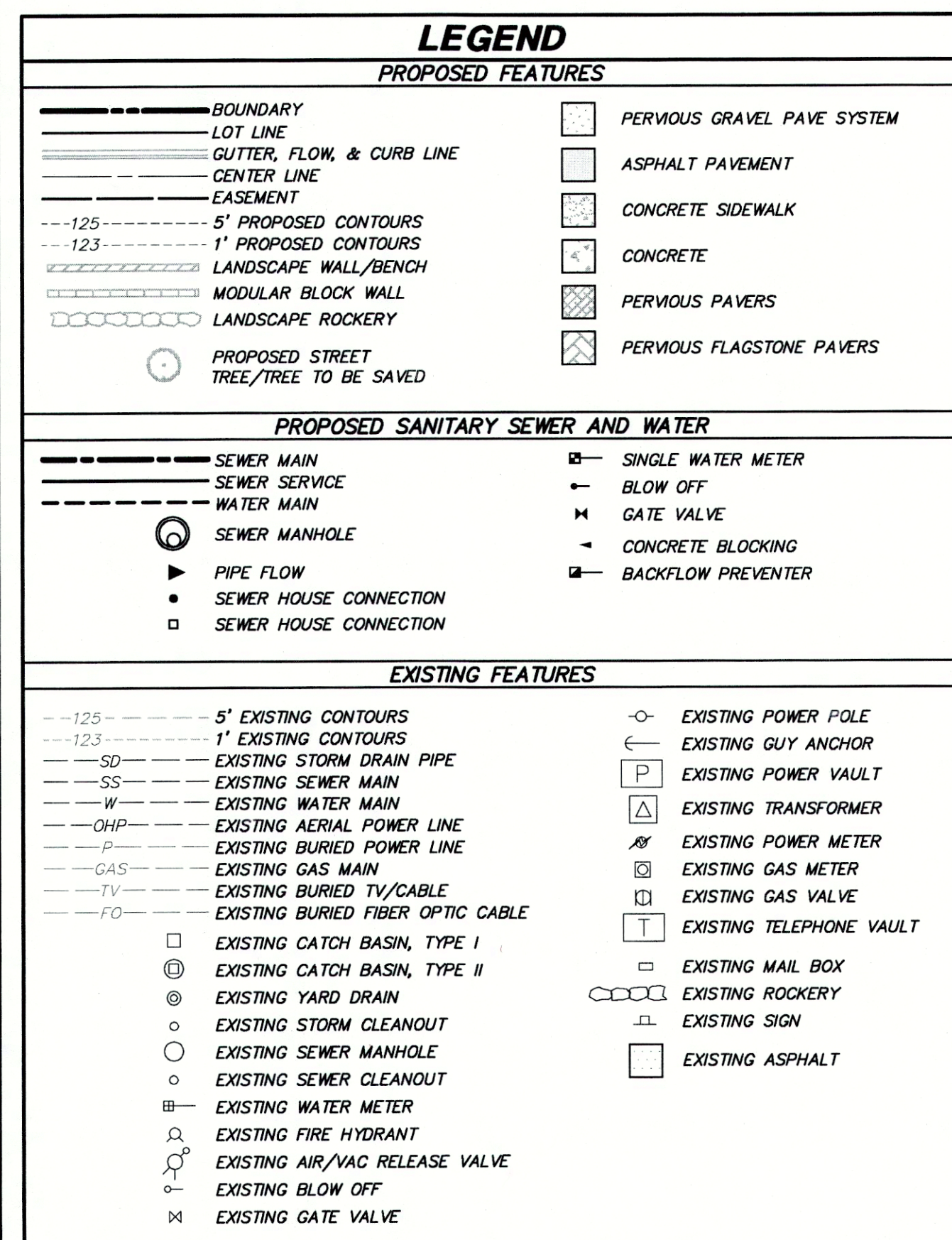
PROJECT LANDSCAPE ARCHITECT  
FIRST SUBMITTAL DATE: 8/20/15  
SCALE: HORIZ: 1"=20' VERT: N/A



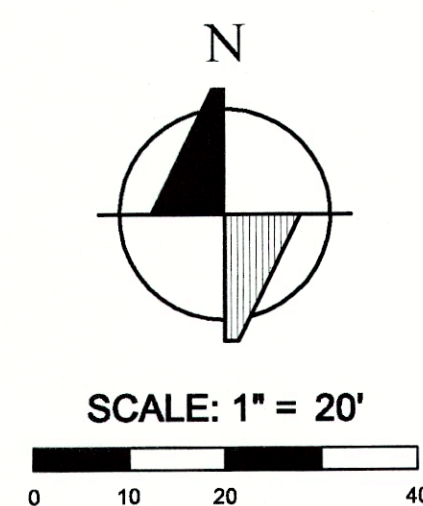
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UNLESS SIGNED AND DATED

JOB NUMBER **15-028**

SHEET NUMBER **C1** OF **2**



THE SEWER IMPROVEMENTS SHALL  
BE CONSTRUCTED IN ACCORDANCE  
WITH NORTHSORE UTILITY  
DISTRICT'S LATEST STANDARD  
SPECIFICATIONS AND DETAILS.



OWNER/APPLICANT: KIM SAUNDERS  
12652 9TH AVENUE NE  
KIRKLAND, WA 98034

ENGINEER: TRIAD  
20300 WOODINVILLE-SNOHOMISH ROAD NE  
SUITE A / WOODINVILLE, WA 98072  
425-415-2049  
CONTACT: RICHARD A. TOMKINS, PE

ARCHITECT: PAGE & BEARD ARCHITECTS, P.S.  
910 MARKET STREET  
KIRKLAND, WA 98033  
425-827-7850

**SURVEYOR:** C AND C SURVEYING LLC  
4509 243RD PLACE SW  
MOUNTLAKE TERRACE, WA 98043  
425-673-7502

**GEOTECH:** TERRA ASSOCIATES  
12525 WILLOWS ROAD, SUITE 101  
KIRKLAND, WA 98034  
425-821-7777

<b>C1</b>	<b>COVER SHEET</b>
<b>C2</b>	<b>SANITARY SEWER PLAN AND PROFILE</b>

RECEIVED  
OCT 23 2015  
NORTHSHORE  
UTILITY DISTRICT

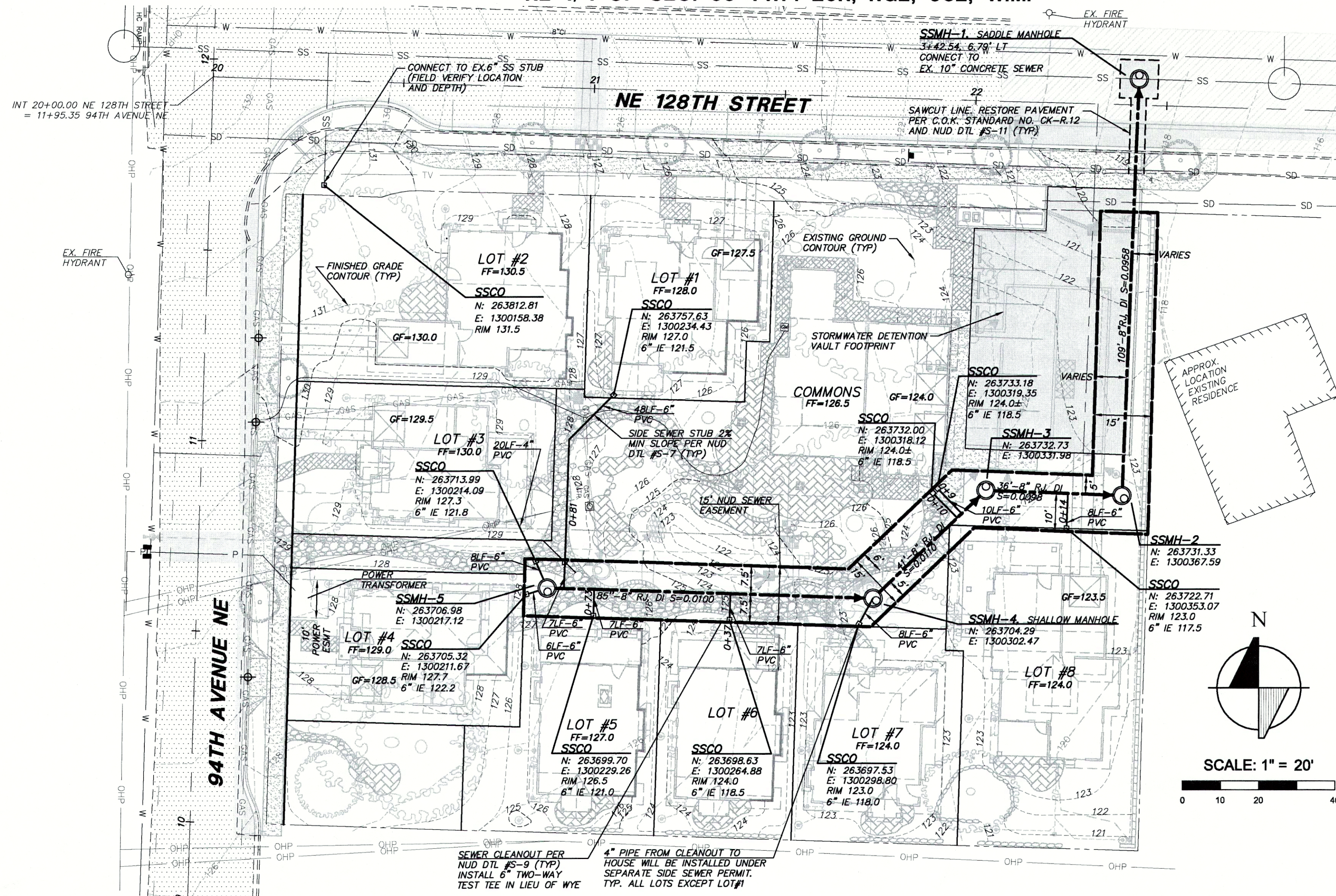
NORTHSHORE UTILITY DISTRICT

APPROVED BY Adam Ansell PE DATE 11-4-15

**CAUTION**  
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 1-800-424-5555 NOT LESS THAN TWO FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.



NE 1/4 OF SEC. 30 TWP. 26N, RGE, 05E, W.M.



**SEWER GENERAL NOTES:**

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE DEVELOPER EXTENSION AGREEMENT, THE STANDARD SPECIFICATIONS, STANDARD DETAILS OF NORTHSHORE UTILITY DISTRICT.
- THE APPROXIMATE LOCATIONS OF EXISTING UTILITIES ARE SHOWN ON PLANS AND PROFILES FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF UTILITY LOCATIONS SHOWN AND FOR DISCOVERY OF POSSIBLE ADDITIONAL UTILITIES NOT SHOWN ON PLANS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE LOCATED, BY APPROPRIATE UTILITY DISTRICTS OR COMPANIES, ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- FOR UTILITY LOCATES IN KING COUNTY, CALL 1-800-424-5555 PRIOR TO DIGGING.

**PERMITS:**

- THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL REGULATORY PERMITS EXCEPT THE RIGHT-OF-WAY PERMIT, WHICH NORTHSHORE UTILITY DISTRICT OBTAINS.
- ALL WORK IN RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMITTING AGENCY.

**PRE-CON:**

- A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD AT NORTHSHORE UTILITY DISTRICT'S OFFICE PRIOR TO THE START OF CONSTRUCTION. DISTRICT STAFF WILL NOTIFY THE APPROPRIATE AGENCIES OR REPRESENTATIVES.

**SURVEYING:**

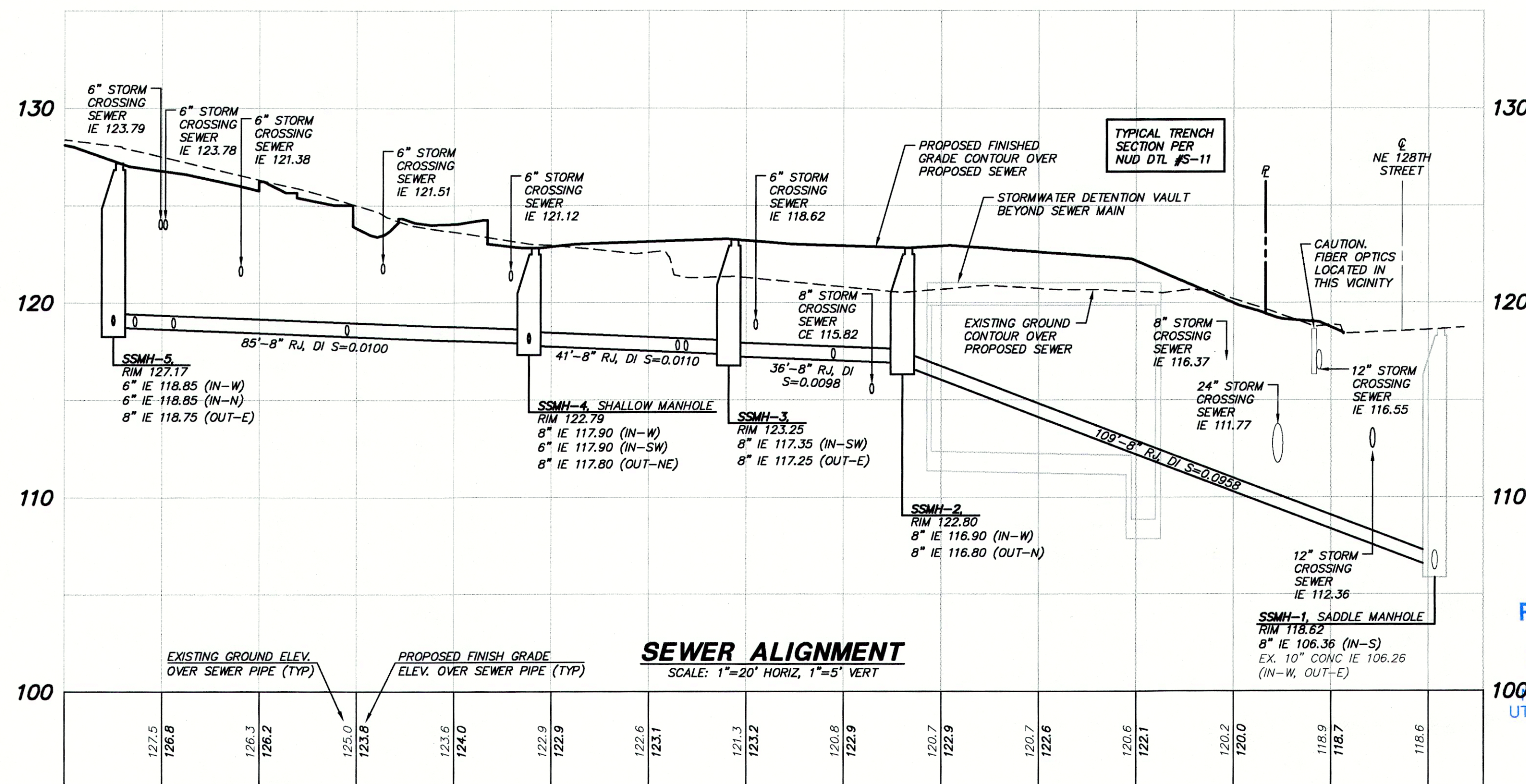
- PRIOR TO CONSTRUCTING ANY SEWER MAINS, THE STREET CENTERLINES OF THE DEVELOPMENT, CENTER OF CUL-DE-SACS, ALL SEWER LINE EASEMENTS AND ALL LOT CORNERS SHALL BE STAKED. THE MAXIMUM STATIONING INTERVAL SHALL BE 50 FEET WITH THE STATION NUMBER ON EACH STAKE.
- HORIZONTAL CONTROL DATA SHALL BE NAD '83/91. VERTICAL CONTROL SHALL BE NAVD-88 DATUM.
- AT THE CONCLUSION OF CONSTRUCTION, THE DEVELOPER'S REGISTERED PROFESSIONAL SURVEYOR SHALL PREPARE A DRAWING BASED ON THE SURVEYED LOCATION OF ALL AT-GRADE APPURTENANCES INSTALLED, INCLUDING BUT NOT LIMITED TO, LOCATION OF EXISTING MANHOLES INCLUDING RIM AND ALL INVERT ELEVATIONS AND NEW MANHOLE LOCATIONS INCLUDING RIM AND ALL INVERT ELEVATIONS. THE DRAWING SHALL BE PROVIDED TO THE DISTRICT IN AUTOCAD FORMAT, R 2000 OR NEWER. IN ADDITION, ALL SEWER EASEMENTS SHALL BE STAKED AND FLAGGED AT THEIR INTERSECTION WITH PROPERTY LINES AND AT 25 FOOT STATIONS ALONG THE EASEMENT LINES.

**CONSTRUCTION:**

- THE SEWER MAIN SHALL BE PLACED FIVE (5) FEET SOUTH OR WEST FROM THE CENTERLINE OF ROADWAY, UNLESS OTHERWISE SHOWN ON THE PLAN.
- A MINIMUM TEN (10) FOOT HORIZONTAL SEPARATION MUST BE MAINTAINED BETWEEN THE SANITARY SEWER LINE AND THE WATER MAIN.
- AFTER TRENCH BACKFILL AND COMPACTION, PVC SANITARY SEWER MAINS SHALL BE TESTED FOR DEFLECTION AS SPECIFIED IN SECTION 7-17.3(2) OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION. TEST OBSERVATION AND INSPECTION BY NORTHSHORE UTILITY DISTRICT.
- WHENEVER SANITARY SEWER CROSSES BELOW A WATER MAIN, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE TOP OF THE SEWER LINE IS AT LEAST EIGHTEEN (18) INCHES BELOW THE BOTTOM OF THE WATER MAIN.
- ALL MANHOLES SHALL HAVE A MINIMUM DROP OF ONE-TENTH (0.10) FOOT AND FIVE-TENTHS (0.50) FOOT MAXIMUM DROP BETWEEN INVERT IN AND INVERT OUT.
- MANHOLES IN THE PUBLIC RIGHT-OF-WAY SHALL BE A MINIMUM OF EIGHT (8) FEET IN DEPTH OR PER APPROVED PLANS.
- MANHOLES NOT IN PAVED PUBLIC RIGHT-OF-WAY TO HAVE LOCKING LIDS AND ALL FRAMES SHALL BE LOCKING TYPE PER THE STANDARD DETAILS.
- FOR PIPE SLOPES GREATER THAN 20%, RESTRAINED-JOINT DUCTILE IRON PIPE SHALL BE USED FOR EVERY JOINT.
- SIDE SEWER STUBS SHALL HAVE A MINIMUM OF TWO (2) PERCENT SLOPE AND MAXIMUM OF FORTY-FIVE (45) DEGREE SLOPE. STUBS SHALL BE 6" MINIMUM DIAMETER. FOR ALL STUBS LESS THAN EIGHT (8) FEET IN DEPTH: INSTALL A THREE (3) INCH WIDE GREEN METALLIC DETECTOR TAPE 12" ABOVE THE PIPE, THE ENTIRE LENGTH OF THE STUB CONTINUING UP THE 2x4 SIDE SEWER MARKER POST. IDENTIFICATION ON THE TAPE SHALL INCLUDE THE WORDS "SANITARY SEWER".

**MATERIALS:**

- SANITARY SEWER PIPE LESS THAN EIGHTEEN (18) FEET IN DEPTH AND LESS THAN 20% SLOPE SHALL BE PVC CONFORMING TO ASTM D-3034, SDR-35 AND SHALL BE BEDDED WITH CLEAN, GRANULAR MANUFACTURED PEA GRAVEL FROM 4" UNDER TO 6" OVER THE PIPE. SANITARY SEWER PIPE EIGHTEEN (18) FEET DEEP AND GREATER, OR ON A SLOPE OF 20% OR MORE, SHALL BE DUCTILE-IRON MINIMUM THICKNESS CLASS 52, CEMENT-MORTAR LINED AND TYTON JOINT. ALL DUCTILE-IRON PIPE MUST MEET THE REQUIREMENTS OF AWWA C-151.
- HIGH-DENSITY POLYETHYLENE (HDPE) SHALL BE SDR-11 MINIMUM.



Approved 03/28/2016  
kcoleman

- NOTES:**
- COMMONS AREA TO INCLUDE PRIVATE WATER SERVICES AND SIDE SEWERS.
  - SIDE SEWER TEES AND CLEANOUTS TO BE STAKED.
  - ROCKERIES OR OTHER PERMANENT STRUCTURES ARE NOT ALLOWED ON DISTRICT EASEMENTS OR OVER DISTRICT FACILITIES UNLESS PREVIOUSLY APPROVED BY THE DISTRICT.
  - SIDE SEWER INSTALLED ON DUCTILE IRON MAINS SHALL BE INSTALLED USING AN 8"X8"X6" MJ TEE AND 6" TRANSMISSION GASKET (DUCTILE IRON TO PVC).

**NORTHSHORE UTILITY DISTRICT**  
APPROVED BY *Adam A. Williams, PE* DATE *11-4-15*

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OCT 23 2015  
NORTHSHORE UTILITY DISTRICT

triad

20300 Woodinville Snohomish Rd NE  
Suite A • Woodinville, WA 98072  
p: 425.415.2000 f: 425.486.5059  
w: triadassociates.net

SANITARY SEWER PLAN AND PROFILE

**KIM SAUNDERS**  
**JUANITA FARMHOUSE COTTAGES**  
**SANITARY SEWER**

WASHINGTON

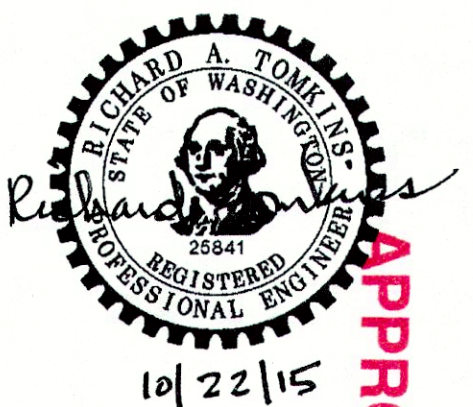
NORTHSHORE UTILITY DISTRICT

NO.	DATE	REVISION	BY	CHK	EAS	DATE
1	8/14/15	REVISED PER DISTRICT COMMENT LETTER				
2	8/14/15	REVISED PER DISTRICT COMMENT LETTER				
3	10/21/15	REVISED PER DISTRICT COMMENT LETTER				

**RICHARD A. TOMKINS, PE**  
PROJECT MANAGER

**RICHARD A. TOMKINS, PE**  
PROJECT ENGINEER

**PROJECT LANDSCAPE ARCHITECT**  
FIRST SUBMITTAL DATE: 8/20/15  
SCALE: HORIZ: 1"=20' VERT: 1"=5'



STAMP NOT VALID  
UNLESS SIGNED AND DATED

**10/22/15**

**APPROVED**

**JOB NUMBER 15-028**

**SHEET NUMBER C2 OF 2**